

**LEGAL NOTICE
NOTICE OF HEARING
ZONING BOARD OF APPEALS
TOWN OF LANCASTER**

NOTICE IS HEREBY GIVEN of a Meeting of the Zoning Board of Appeals of the Town of Lancaster to be held Thursday, August 8, 2013 at 7:00 P.M., Local Time, in the Town Board Chambers, in the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York. The items for consideration by the Zoning Board of Appeals at this meeting are:

The adjourned hearing of David Yeomans, 459 Central Avenue, Lancaster, New York 14086 to consider his petition for one [1] variance for the purpose of erecting a six [6] foot high fence in a required open space area on premises owned by the petitioner at 459 Central Avenue, Lancaster, New York, to wit:

A variance from the requirements of Chapter 50, Zoning, Section 35C. of the Code of the Town of Lancaster. The premises upon which this variance is sought is a corner lot fronting on Central Avenue with an exterior side yard [considered a front yard equivalent] fronting on Meadow Lea Drive. The petitioner proposes to erect a six [6] foot high fence within the required open space area of the exterior side yard fronting on Meadow Lea Drive.

Chapter 50, Zoning, Section 35C. of the Code of the Town of Lancaster limits the height of a fence or wall extending into a front yard or an exterior side yard [considered a front yard equivalent] to three [3] feet in height. The petitioner, therefore, requests a three [3] foot fence height variance.

The petition of Kevin de Nijs, 2 Old Schoolhouse Road, Lancaster, New York 14086 for one [1] variance for the purpose of erecting a five [5] foot high fence in a required open space area on premises owned by the petitioner at 2 Old Schoolhouse Road, Lancaster, New York, to wit:

A variance from the requirements of Chapter 50, Zoning, Section 35C. of the Code of the Town of Lancaster. The premises upon which this variance is sought is a corner lot fronting on Old Schoolhouse Road with an exterior side yard [considered a front yard equivalent] fronting on William Street. The petitioner proposes to erect a five [5] foot high fence within the required open space area of the exterior side yard fronting on William Street.

Chapter 50, Zoning, Section 35C. of the Code of the Town of Lancaster limits the height of a fence or wall extending into a front yard or an exterior side yard [considered a front yard equivalent] to three [3] feet in height. The petitioner, therefore, requests a two [2] foot fence height variance.

The petition of Gregory Maziarz, 1150 Ransom Road, Lancaster, New York 14086 for one [1] variance for the purpose of installing a split rail fence to serve as a pen or runway on premises owned by the petitioner at 1150 Ransom Road, Lancaster, New York, to wit:

A variance from Chapter 50, Zoning, Section 9B.(1)(f) of the Code of the Town of Lancaster for the purpose of installing a fence on the property lines; said fence to serve as a pen or runway for a horse riding stable and for the grazing of horses.

Chapter 50, Zoning, Section 9B.(1)(f) requires all pens, runways and manure or other odor-producing substances to be located 100 feet from any lot line. The petitioner, therefore, requests a one hundred [100] foot variance.

Signed _____

JOHANNA M. COLEMAN, TOWN CLERK
and Clerk to Zoning Board of Appeals

